Exhibit E

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From:	Mike Hays
To:	293-zahearingcomments
Subject:	Project File No: PLN260100
Date:	Tuesday, August 18, 2026 11:16:21 AM
Attachments:	Monterey County Vacation Rental Opposition PLN260100 (1).pdf

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Dear Administrators,
I would like to have the ability to attend the meeting but I will be working at that time.
Please see my attached opposition to another B&B in my neighborhood.
Thank you,
Michael Hays

OPPOSITION TO PROPOSED COMMERCIAL VACATION RENTAL

Project File No. PLN260100 - 24503 San Marcos Road, Carmel

To: Monterey County Zoning Administrator
Re: Project File No. PLN260100 - 24503 San Marcos Road, Carmel

Dear Zoning Administrator:

I am writing to strongly oppose the application for a Commercial Vacation Rental at 24503 San Marcos Road, Carmel, Project File No. PLN260100.

My family and I live at 24555 Camino Del Monte, approximately three houses away from the proposed property. Because of our close proximity, we would be among the residents most directly affected by converting this residential property into commercial transient lodging.

My wife and I are raising two sons, ages 10 and 14, who play, walk, and ride in our neighborhood. One of the things we value about living here is that this is a residential community where neighbors generally know one another and where families and children regularly use the surrounding streets and neighborhood.

A commercially operated vacation rental changes that dynamic. Instead of another household becoming part of the neighborhood, the property would potentially have a continual turnover of short-term occupants, unfamiliar vehicles, arrivals and departures, and visitors who have no long-term connection to the neighborhood. I am concerned about the additional traffic and vehicle activity this would introduce into an area where children regularly walk and play.

My objection is not based on an assumption that individual vacation renters will behave irresponsibly. Rather, it is the cumulative effect of replacing residential occupancy with an ongoing commercial lodging use that concerns me.

This issue is particularly important in the Carmel area. Tourism is obviously an important part of our community and economy, but there must be a reasonable balance between accommodating visitors and protecting residential neighborhoods.

A recent San Francisco Chronicle column about the growing effects of tourism in Carmel adds to my concern that our community is already feeling substantial pressure from visitor activity. In my view, approving additional commercial vacation rentals in residential neighborhoods contributes incrementally to that broader problem.

A single proposed vacation rental may appear to have a relatively small impact. But neighborhood character is changed one property at a time. If additional homes on residential streets are continually converted into commercial transient lodging, the cumulative impact becomes significant.

I am also concerned about the proposed finding that this project is categorically exempt from CEQA because it involves an existing residential property. While there may be little physical alteration to the structure, the impact experienced by neighboring residents arises from the change in use - from a residence occupied by neighbors to a commercially operated transient lodging property.

I therefore respectfully request that the Monterey County Zoning Administrator deny the Coastal Development Permit for the Commercial Vacation Rental proposed at 24503 San Marcos Road.

If the County is nevertheless considering approval, I ask that it carefully evaluate the proximity of the property to surrounding permanent residences; traffic and vehicle turnover on neighborhood streets; available on-site parking and the potential for overflow parking; maximum permitted occupancy; outdoor use and nighttime noise; garbage and refuse management; frequency of rentals; the number and concentration of existing vacation rentals in the immediate area; enforcement procedures and response times for violations; and the cumulative effect of commercial vacation rentals on the residential character of this neighborhood.

My family chose to live here because it is a residential community. With two young sons growing up in this neighborhood, preserving its safety, stability, and residential character is particularly important to us.

I respectfully ask the Zoning Administrator to protect that character and deny this application.

Thank you for considering the views of nearby residents who will experience the consequences of this decision on a daily basis.

Sincerely,

Michael Hays
24555 Camino Del Monte
Carmel, CA 93923

From: Jasper, Scott (CIV)
To: 293-zahearingcomments
Subject: Project Location: 24503 San Marcos Rd, Carmel
Date: Wednesday, August 19, 2026 8:26:33 PM

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Zoning Administrator, our family objects to issuance of a Commercial Vacation Rental to the Project Name: Thrupp Lauri David TR.

The property is 280 feet from our house. Noise and traffic from a vacation rental is unacceptable in our quiet residential community.

The approval of this project will only entice more second home owners to follow suite and continue to affect local hotel business.

We just received the Notice so please accept these comments and acknowledge receipt. Scott and Annie Jasper, 24447 San Marcos.